RENTAL MARKET REPORT

Ottawa

Canada Mortgage and Housing Corporation

OCTOBER 2001 SURVEY

Vacancy rate eases slightly

After claiming the title of the tighest rental market in Canada for the last two years, Ottawa's rental vacancy rate eased slightly in 2001. The rate rose from 0.2 per cent in 2000 to **0.8 in 2001**, a level comparable to vacancies observed in 1999.

In the last three years, the Ottawa rental market has fluctuated along with economic conditions. Vacancies were at their lowest in 2000 as the economy boomed and have now increased slightly as the economy cools down. Record low mortgage rates also contributed to the increase in vacancies. Faced with low vacancies and rising rents, a number of renters chose to become homeowners this year, taking some pressure off the rental market. In fact, low mortage rates have made homeownership very attractive and made monthly rent payments quite comparable to monthly mortgage payments for a starter home or a condo.

Although low mortgage rates and a slowdown in the economy may have contributed to vacancies increasing slightly this year, demand remains high. Ottawa's economy may have lost approximately 20,000 jobs in 2001, mostly in the high-tech sector, however other sectors of the economy remain strong, continuing to fuel demand for rental housing. The federal government is reclaiming its title of Ottawa's major employer and after several lean years, is poised to hire thousands of new workers in the next five years.

Most importantly, migration into the city remains at record highs with over 12,000 new immigrants added to Ottawa's population in 2000. Traditionally, newcomers choose to rent before opting to purchase a home, creating additional pressure on a tight market.

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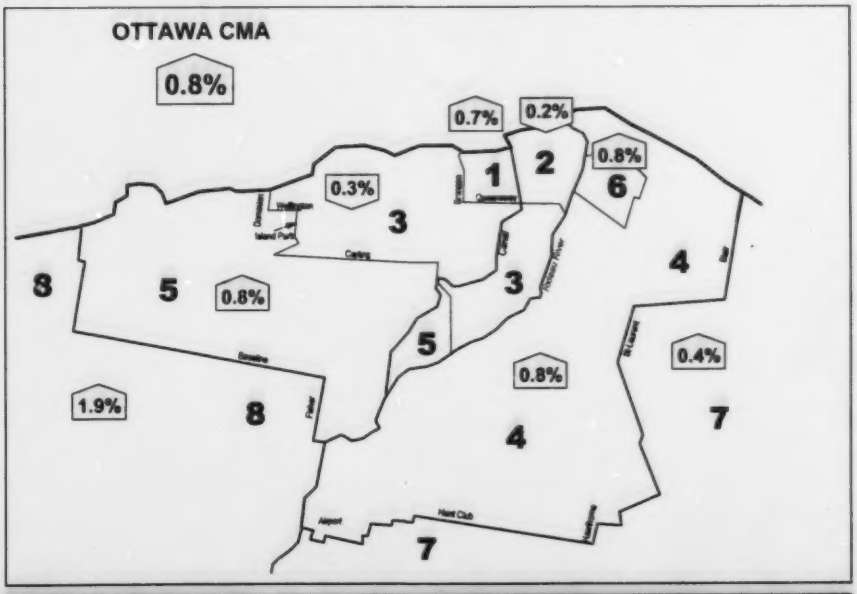

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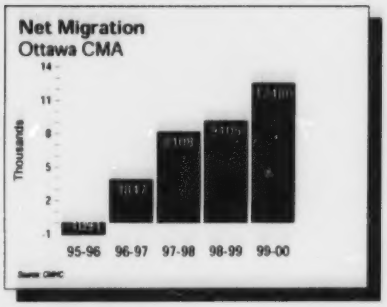
CMHC SCHL

HOME TO CANADIANS

Canada

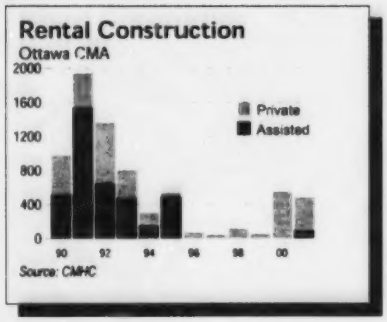


Faced with few available units and rising rents, many tenants looked across the Ottawa River, to the new City of Gatineau for housing. Gatineau registered the second lowest vacancy rate in the country at 0.6 per cent. Ottawa's vacancy rate has historically been lower than in Gatineau, but this year the trend reversed indicating that demand for rental housing is high across the national capital area.

Approximately 390 new rental units were started in 2001, indicating that the tight market and high rents have made rental construction more feasible. Furthermore, 2001 marks the first year since 1995 that CMHC has recorded assisted housing starts for Ottawa. 89 assisted housing units were enumerated which is more than the total number of rentals starts (private and assisted) registered for most years between 1996 and 1999. With municipalities becoming increasingly involved in the provision of housing, this trend is likely to continue.

With demand remaining high, the last two years of increased rental construction will only make a dent in Ottawa's need for rental housing. It may take another two to three years for the rental market to slowly recover from these low vacancy rates.

In the early1980's, when Ottawa's vacancy rate dropped to similar lows, it took five years, an abundance of assisted rental construction and an oversupplied condo market for the vacancy rate to increase to 1.9 per cent in 1986.



With this year's survey, Ottawa has lost its title of the nation's tighest market. The title now goes to Victoria with a 0.5 per cent vacancy rate. Ottawa keeps the lowest vacancy rate in Ontario, however, with Toronto and Kitchener tied for second place at 0.9 per cent. In Québec, both Hull and Montréal share identical vacancy rates of 0.6 per cent, the second-lowest rates nationwide. ❖

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Zone 6: the former city of Vanier
Zone 7: the former cities of Gloucester, Cumberland, the former township of Osgoode, and the municipalities of Clarence-Rockland, Casselman and Russell.
Zone 8: the former cities of Nepean and Kanata and the former townships of Goulbourn, Rideau and West Carleton.

FORECAST

After years of hesitation, the private sector is building rental housing again - albeit moderately. In 2001, the vacancy rate increased as a result of the economic downturn, rising rents, tenant migration to Hull, and an increase in supply of student accommodation at the city's major post-secondary institutions.

In 2002, the rental market will ease slightly again. Rents will record a slightly lower rate of increase than in 2001, and economic conditions will keep tenants in a conservative mood: there will be less turnover and more apartment-sharing. On the other hand, low interest rates will lure more tenants into homeownership. In-migration, which also accounts for rental demand, will ease in 2002 but will remain at historically high levels, further feeding demand. The prospects of significant new job creation by the public sector, resulting from the December 2001 Budget, will keep demand for rental accommodation high. As the high-tech sector stabilizes and consolidates, the rental market in the Kanata area should regain some strength.

Expect the rental vacancy rate to nudge up to between 1.0 and 1.2 per cent in 2002, and the average 2-bedroom rent to rise to between $940 - $950.

Beyond 2002, the Ottawa rental market will loosen a bit further thanks to the influx of new privately-initiated rental units. There are already three projects downtown and one in Kanata that are either starting construction or poised to break ground very soon. These four projects will account for almost 600 new units this year. Public-sector initiatives to support rental construction will likely begin to have an impact within 12 to 24 months. As investor interest in rental construction increases, other projects may come on stream, to add supply to what will still remain an undersupplied market.

Apartment vacancy rates in regions across Canada

CMA Areas	2000	2001
Calgary	1.3	1.2
Chicoutimi-Jonquière	4.4	4.4
Edmonton	1.4	0.9
Halifax	3.6	2.8
Hamilton	1.7	1.3
Kitchener	0.7	0.9
London	2.2	1.6
Montréal	1.5	0.6
St. Catharines-Niagara	2.6	1.9
Oshawa	1.7	1.3
Hull	1.4	0.6
Ottawa	0.2	0.8
Québec	1.6	0.8
Regina	1.4	2.1
Saint John	3.4	5.6
St. John's	3.8	2.5
Saskatoon	1.7	2.9
Sherbrooke	4.7	2.3
Sudbury	7.7	5.7
Thunder Bay	5.8	5.8
Toronto	0.6	0.9
Trois-Rivières	6.8	4.7
Vancouver	1.4	1.0
Victoria	1.8	0.5
Windsor	1.9	2.9
Winnipeg	1.5	1.4
CA areas		
Barrie	0.5	0.9
Belleville	4.9	5.1
Brantford	2.9	1.8
Charlottetown	2.6	1.8
Chilliwack	7.8	5.9
Cornwall	7.9	6.1
Drummondville	1.8	1.8
Fredericton	1.3	1.5
Granby	2.0	2.5
Guelph	0.7	1.0
Kamloops	8.1	3.8
Kelowna	1.2	1.1
Kingston	1.8	1.5
Lethbridge	0.6	3.1
Medicine Hat	0.7	0.7
Moncton	1.7	1.6
Nanaimo	9.7	3.8
North Bay	5.5	2.7
Peterborough	3.2	3.7
Prince George	15.3	12.2
Red Deer	0.7	1.1
St-Hyacinthe	1.8	1.3
St-Jean	2.8	1.2
Sarnia	7.3	6.3
Sault Ste. Marie	11.8	10.9
Shawinigan	8.4	7.7

Still difficult to find an apartment

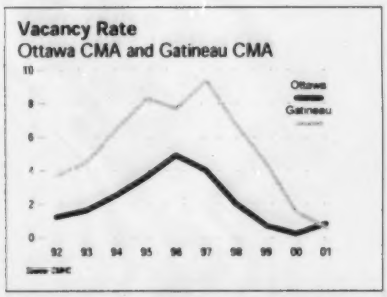
It became only slightly less difficult to find an apartment in Ottawa this year, with vacancy rates edging up in most neighbourhoods across Ottawa. At the time of the survey, there were 8 apartments available out of every 1,000 surveyed compared to 2 out every 1,000 in the year 2000.

The highest vacancy rate increase took place in the western suburbs (Nepean, Kanata, Goulbourn, Rideau), where apartment vacancies rose significantly from 0.2 per cent last year, to 2.4 per cent this year. This means that there were 3 times more apartments available in the western suburbs than in Ottawa as a whole. The climb in the number of vacant units is the result of the high-tech slowdown with single professionals and factory workers vacating smaller apartments.

On the other hand, the number of vacant apartments in neighbourhoods adjacent to the downtown core declined. In Sandy Hill, the opening of a 325-unit residence at the University of Ottawa did little to satisfy appetite for this neighbourhood. Even with an increase in supply, the vacancy rate in Sandy Hill and Lowertown retreated from 0.3 per cent in 2000 to 0.2 this year. In the southwest portion of the city, which includes neighbourhoods such as Chinatown, Mechanicsville and Hintonburg, the vacancy rate also edged down from 0.4 per cent to 0.3 per cent in 2001.

Bachelor units and one-bedroom apartments in the western suburbs showed the steepest increase in vacancies. Meanwhile, the vacancy rate for larger apartments (3+ bedrooms) in the downtown core dropped 2 full percentage points to 2.3 per cent this year. This indicates that with rents rising, tenants are opting to share apartments in order to reduce their monthly rent while maintaining their downtown location.

Also notable is the increased availability of larger row houses. The vacancy rate for a 2-bedroom row house jumped from 0.4 per cent to 1.3 per cent this year. This increase is most likely due to low mortgage rates which have made home ownership more attractive and quite comparable to renting a larger townhome. ❖



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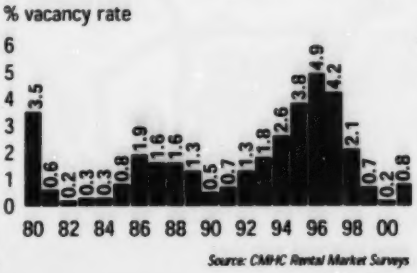
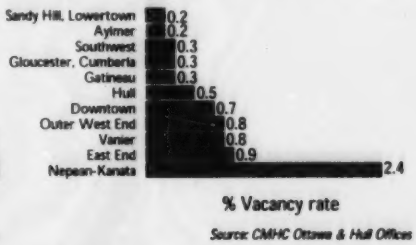
Slight increase in vacancy rate



Source: CMHC Rental Market Surveys

Vacancy rates by Zone

Ottawa and Outaouais, Oct. 2001



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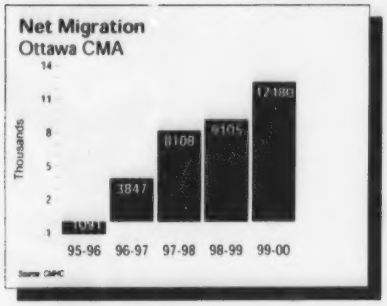

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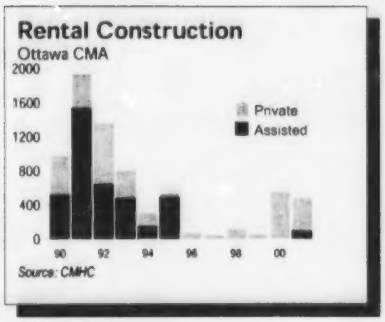

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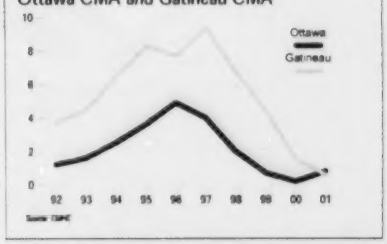

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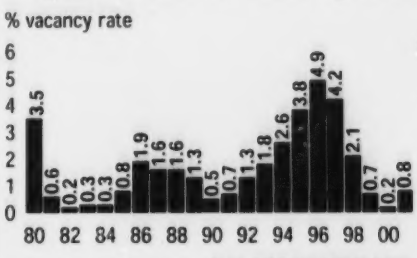

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Vacancy rates by Zone
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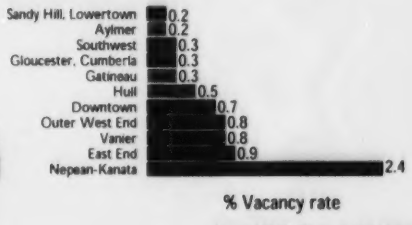


Source: CMHC Ottawa & Hull Offices

Rents increase, but more moderately

The average rent for a two-bedroom apartment in Ottawa rose by **4.2 per cent** to **$914**, a much more moderate increase than the 12 per cent recorded in 2000.

The rent upswings seen in the 1999-2000 period set the stage for some market movement. In the 2001 survey, the smallest units saw the biggest rent increases. Bachelor rents went up an average of 8.6 per cent and one-bedroom rents by 5.4 per cent.

With vacancy rates still low, continued upward pressure on rents was inevitable again this year. The moderation in the rate of increase, however, might be traced to two factors: the economic slowdown and a decrease in tenant turnover.

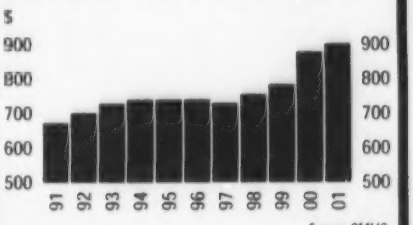
The economic slowdown is most visible in the western suburbs of Ottawa, where the bulk of high-tech job looses took place. The average rents in Nepean and Kanata decreased in 2001, probably reflecting the fact that they were overinflated last year.

The lowest rent increases were downtown, at 1.1 per cent, and Sandy Hill, at 4.7 per cent, which likely indicates that more tenants are choosing to hang on to a good location.

On the other hand, two areas with traditionally lower rents played catch-up: in Vanier the average 2-bedroom went up by 7.7 per cent, and in the southwest of downtown (zone 3), the increase was 13.2 per cent.

Notable in this year's survey was the slight overall drop in row house rents, by 0.7 per cent. Historically low mortgage rates and the increasing comparability of rent and mortgage payments is prompting more tenants to jump into the ownership market. ❖

Average rent of a two-bedroom apartment, Ottawa CMA, 1991-2001



Source: CMHC

Annual Rent Changes

Year	Provincial Rent Guideline	Two Bedroom Rent	% chg
1990	4.6%	$640	3.4%
1991	5.4%	$672	5.0%
1992	6.0%	$700	4.2%
1993	4.9%	$727	3.9%
1994	3.2%	$738	1.5%
1995	2.9%	$738	0.0%
1996	2.8%	$739	0.1%
1997	2.8%	$729	-1.4%
1998	3.0%	$754	3.4%
1999	2.6%	$783	3.8%
2000	2.9%	$877	12.0%
2001	2.9%	$914	4.2%

Source: CMHC and Ontario MMAH

METHODOLOGY

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with populations of 10,000 or more. Only structures which have been on the market for at least three months are included. While this publication is mainly about privately initiated apartments with three units and more, the CMHC survey also examines row houses and publicly initiated rental and co-op housing.

The survey is conducted by telephone or site visit, and rent information is obtained from the owner, manager or building superintendent. The survey is conducted in the first two weeks of October and these results reflect market conditions at that time.

Definitions

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Rent: The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent reported in individual cases. The average rent figures reported in this publication represent the average of different units in the market area, some of which may have some or all of these services.

Rental apartment structure: Any building containing three or more rental dwellings which are not ground oriented.

Rental row house structure: Any building with three or more ground oriented rental dwellings.

Acknowledgement

The Rental Market Survey could not have been conducted without the co-operation of the many property owners and managers throughout Canada. We greatly appreciate their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing sector.

Interpretation of symbols used in the tables in this report

**	sample too small to be reported
N/U	not in universe
N/A	not available

❖

Rents increase, but more moderately

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The rent upswings seen in the 1999-2000 period set the stage for some market movement. In the 2001 survey, the smallest units saw the biggest rent increases. Bachelor rents went up an average of 8.6 per cent and one-bedroom rents by 5.4 per cent.

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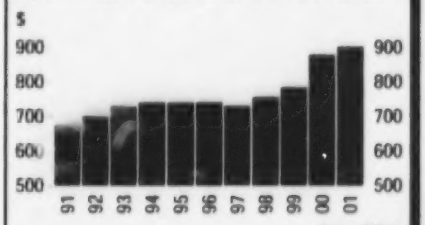
Notable in this year's survey was the slight overall drop in row house rents, by 0.7 per cent. Historically low mortgage rates and the increasing comparability of rent and mortgage payments is prompting more tenants to jump into the ownership market. ❖

Average rent of a two-bedroom apartment, Ottawa CMA, 1991-2001



Source: CMHC

Annual Rent Changes

Year	Provincial Rent Guideline	Two Bedroom Rent	% chg
1990	4.6%	$640	3.4%
1991	5.4%	$672	5.0%
1992	6.0%	$700	4.2%
1993	4.9%	$727	3.9%
1994	3.2%	$738	1.5%
1995	2.9%	$738	0.0%
1996	2.8%	$739	0.1%
1997	2.8%	$729	-1.4%
1998	3.0%	$754	3.4%
1999	2.6%	$783	3.8%
2000	2.9%	$877	12.0%
2001	2.9%	$914	4.2%

Source: CMHC and Ontario MMAH

METHODOLOGY

Canada Mortgage and Housing Corporation conducts the Rental Market Survey every year in October to determine the number of vacancies and the rents charged in rental structures. The survey is conducted on a sample basis in all urban areas with populations of 10,000 or more. Only structures which have been on the market for at least three months are included. While this publication is mainly about privately initiated apartments with three units and more, the CMHC survey also examines row houses and publicly initiated rental and co-op housing.

The survey is conducted by telephone or site visit, and rent information is obtained from the owner, manager or building superintendent. The survey is conducted in the first two weeks of October and these results reflect market conditions at that time.

Definitions

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Rent: The rent data refers to the actual amount tenants pay for their unit. Amenities and services such as heat, light, parking, hot water and laundry facilities may or may not be included in the monthly rent reported in individual cases. The average rent figures reported in this publication represent the average of different units in the market area, some of which may have some or all of these services.

Rental apartment structure: Any building containing three or more rental dwellings which are not ground oriented.

Rental row house structure: Any building with three or more ground oriented rental dwellings.

Acknowledgement

The Rental Market Survey could not have been conducted without the co-operation of the many property owners and managers throughout Canada. We greatly appreciate their hard work and assistance in providing timely and accurate information. We sincerely hope that the results of this work will provide a benefit to these clients and to the entire housing sector.

Interpretation of symbols used in the tables in this report

**	sample too small to be reported
N/U	not in universe
N/A	not available

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Statistical Tables

Table 1: Private Apartment Vacancy Rates (%)

Area	All units		Bachelor		One bedroom		Two bedroom		Three+ bedroom	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 - Downtown	0.5	0.7	0.7	0.1	0.1	0.8	0.8	0.6	4.8	2.6
Zone 2 -Sandy Hill / Lowertown	0.3	0.2	0.2	0.1	0.2	0.3	0.4	0.3	1.0	0.0
Zone 3 - Southwest	0.4	0.3	0.1	0.5	0.4	0.5	0.6	0.1	**	**
Zone 4 - East end	0.1	0.9	0.0	0.6	0.1	1.0	0.0	0.8	0.3	0.5
Zone 5 - Outer west end	0.2	0.8	0.1	0.3	0.2	1.1	0.2	0.6	0.4	0.2
Zones 1-5 - Former city of Ottawa	*0.3*	*0.6*	*0.3*	*0.3*	*0.2*	*0.8*	*0.3*	*0.6*	*0.9*	*0.5*
Zone 6 - Vanier	0.3	0.8	0.0	0.0	0.6	0.3	0.1	1.1	0.0	3.6
Zone 7- Gloucester, Cumberland	0.0	0.3	0.0	0.0	0.0	0.7	0.1	0.2	0.0	0.0
Zone 8 - Nepean, Kanata	0.1	2.4	0.0	2.5	0.2	3.1	0.1	2.1	0.0	0.0
Zones 6-8 - Suburban	*0.2*	*1.4*	*0.0*	*0.7*	*0.3*	*1.5*	*0.1*	*1.4*	*0.0*	*1.1*
Ottawa CMA	**0.2**	**0.8**	**0.3**	**0.3**	**0.2**	**0.9**	**0.2**	**0.8**	**0.7**	**0.6**

Table 2: Private row-house vacancy rates (%)

Area	All units		Bachelor		One bedroom		Two bedroom		Three+ bedroom	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 - Downtown	0.0	0.0	**	**	0.0	0.0	0.0	0.0	0.0	**
Zone 2 -Sandy Hill / Lowertown	0.0	0.0	N/U	N/U	0.0	0.0	0.0	0.0	0.0	0.0
Zone 3 - Southwest	0.6	0.6	N/U	N/U	0.0	0.0	0.0	0.0	0.1	0.9
Zone 4 - East end	0.1	0.5	**	**	**	**	0.3	0.2	0.0	0.6
Zone 5 - Outer west end	0.7	0.7	N/U	N/U	**	N/U	0.5	0.5	0.7	0.8
Zones 1-5 - Former city of Ottawa	*0.2*	*0.5*	*0.0*	**	*0.0*	*0.9*	*0.3*	*0.2*	*0.2*	*0.7*
Zone 6 - Vanier	0.0	0.0	N/U	N/U	N/U	N/U	**	**	0.0	0.0
Zone 7- Gloucester, Cumberland	0.0	0.5	N/U	N/U	N/U	N/U	**	**	0.0	0.5
Zone 8 - Nepean, Kanata	0.3	1.2	N/U	N/U	**	**	0.5	2.5	0.3	0.9
Zones 6-8 - Suburban	*0.3*	*1.0*	*N/U*	*N/U*	**	**	*0.5*	*2.5*	*0.2*	*0.8*
Ottawa CMA	**0.3**	**0.8**	**	**	**0.0**	**0.9**	**0.4**	**1.3**	**0.2**	**0.7**

Table 3: Vacancy rates by rent range, Apartments, 3+ units

Rent Range	All Units		Bachelor		1 bedroom		2 Bedroom		3+ bedroom	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
< $500	1.1	0.6	0.7	0.0	1.7	1.3	**	**	N/U	**
$500 - $699	0.3	0.3	0.1	0.4	0.3	0.3	0.4	0.3	0.0	**
$700 - $899	0.2	0.6	**	0.3	0.1	0.8	0.3	0.2	1.1	0.0
$900 - $1,099	0.1	1.9	**	**	0.2	3.2	0.0	1.5	0.7	2.2
$1,100 - $1,299	0.4	0.9	N/U	N/U	**	**	0.5	1.1	0.0	0.0
$1,300 +	1.2	0.4	N/U	N/U	**	**	**	0.5	1.9	0.4
Total - Ottawa CMA	**0.3**	**0.8**	**0.3**	**0.3**	**0.2**	**0.9**	**0.2**	**0.8**	**0.8**	**0.6**

BACHELOR Vacancy Rate

Rent Range	2000	2001
< $500	0.7	0.0
$500 - $599	0.2	0.2
$600 - $699	0.0	0.5
$700 - $799	**	0.1
$800 - $899	**	**
$900 +	**	**
Total	**0.3**	**0.3**

1 BEDROOM Vacancy Rate

Rent Range	2000	2001
< $600	0.8	0.5
$600 - $699	0.2	0.3
$700 - $799	0.1	0.4
$800 - $899	0.1	1.2
$900 - $999	0.2	3.7
$1000 +	**	**
Total	**0.2**	**0.9**

2 BEDROOM Vacancy Rate

Rent Range	2000	2001
< $700	0.4	0.3
$700 - $799	0.3	0.1
$800 - $899	0.3	0.2
$900 - $999	0.0	0.8
$1000-$1099	0.0	2.7
$1100 +	0.6	1.0
Total	**0.2**	**0.8**

3+ BEDROOM Vacancy Rate

Rent Range	2000	2001
< $900	0.9	0.0
$900 - $999	2.0	2.1
$1000-$1099	0.0	2.2
$1100-$1199	0.0	0.0
$1200-$1299	**	**
$1300 +	1.9	0.4
Total	**0.8**	**0.6**

Table 4: Vacancy rates by structure size and bedroom type, all dwelling types

Structure size	All Units		Bachelor		1 bedroom		2 Bedroom		3+ bedroom	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Former City of Ottawa (Zones 1-5)										
3-5 units	1.0	0.4	0.0	0.0	1.0	0.4	1.1	0.3	1.6	0.0
6-19 units	0.5	0.4	0.0	0.0	0.4	0.5	0.6	0.3	1.5	0.0
20-49 units	0.9	0.9	1.4	0.0	0.7	0.9	0.6	1.5	4.0	**
50-99 units	0.2	0.8	0.0	0.0	0.1	1.2	0.3	0.3	0.0	0.0
100+ units	0.0	0.7	0.1	0.1	0.1	0.8	0.1	0.6	0.2	0.3
Former City Total	**0.3**	**0.6**	**0.3**	**0.3**	**0.2**	**0.8**	**0.3**	**0.6**	**0.9**	**0.5**
Suburban (Zones 6-8)										
3-5 units	0.4	0.0	**	**	0.3	0.0	0.0	0.0	0.0	0.0
6-19 units	0.3	1.3	0.0	0.0	0.8	0.0	0.1	1.3	0.0	**
20-49 units	0.1	0.4	**	**	0.2	0.0	0.0	0.0	0.0	0.0
50-99 units	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
100+ units	0.1	2.1	0.0	0.0	0.1	2.6	0.3	2.0	0.0	0.0
Suburban Total	**0.2**	**1.4**	**0.0**	**0.0**	**0.3**	**1.5**	**0.2**	**1.4**	**0.0**	**0.0**
Ottawa CMA										
3-5 units	0.9	0.3	0.0	0.0	1.0	0.3	0.7	0.2	1.2	0.0
6-19 units	0.4	0.7	0.0	0.0	0.5	0.5	0.4	0.7	1.3	0.0
20-49 units	0.7	0.8	1.4	0.0	0.6	0.8	0.4	1.1	2.1	**
50-99 units	0.1	0.8	0.0	0.0	0.1	1.1	0.3	0.5	0.0	0.0
100+ units	0.0	0.9	0.1	0.2	0.0	1.0	0.1	0.9	0.2	0.2
CMA Total	**0.2**	**0.8**	**0.3**	**0.3**	**0.2**	**0.9**	**0.2**	**0.8**	**0.7**	**0.6**

Table 5: Private rental stock and vacant units, all dwelling types

Area	All units		Bachelor		One bedroom		Two bedroom		Three+ bedroom	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Zone 1 - Downtown	60	8,901	1	1,614	39	4,852	14	2,183	6	252
Zone 2 -Sandy Hill / Lowertown	13	6,013	1	987	7	2,778	5	1,773	0	475
Zone 3 - Southwest	27	7,827	4	849	19	4,124	3	2,448	1	407
Zone 4 - East end	125	15,447	3	524	58	6,016	51	6,832	12	2,074
Zone 5 - Outer west end	106	13,316	3	926	68	6,086	31	5,459	4	845
Zones 1-5 - Former city of Ottawa	331	51,504	13	4,900	191	23,856	104	18,695	23	4,053
Zone 6 - Vanier	33	4,046	0	190	5	1,718	21	1,892	7	246
Zone 7- Gloucester, Cumberland	14	3,607	0	115	5	711	3	1,505	6	1,276
Zone 8 - Nepean, Kanata	169	8,971	3	119	55	1,792	86	3,858	25	3,201
Zones 6-8 - Suburban	216	16,624	3	424	65	4,221	109	7,255	38	4,723
Ottawa CMA	**547**	**68,128**	**16**	**5,324**	**256**	**28,077**	**214**	**25,951**	**61**	**8,776**

Table 6: Public rental stock and vacant units, all dwelling types

Area	All units		Bachelor		One bedroom		Two bedroom		Three+ bedroom	
	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total	Vacant units	Total
Zone 1 - Downtown	5	2,082	0	172	3	1,260	2	501	0	149
Zone 2 -Sandy Hill / Lowertown	7	2,671	2	145	2	1,211	3	795	0	520
Zone 3 - Southwest	7	2,237	0	105	4	1,237	2	585	1	310
Zone 4 - East end	28	6,538	7	264	7	2,593	4	1,400	10	2,281
Zone 5 - Outer west end	10	3,565	0	59	5	1,376	0	757	5	1,373
Zones 1-5 - Former city of Ottawa	*57*	*17,093*	*9*	*745*	*21*	*7,677*	*11*	*4,038*	*16*	*4,633*
Zone 6 - Vanier	1	418	0	7	0	261	1	84	0	66
Zone 7- Gloucester, Cumberland	1	1,967	0	0	0	294	1	572	0	1,101
Zone 8 - Nepean, Kanata	3	1,761	0	2	0	594	0	531	3	634
Zones 6-8 - Suburban	*5*	*4,146*	*0*	*9*	*0*	*1,149*	*2*	*1,187*	*3*	1,801
Ottawa CMA	**62**	**21,239**	**9**	**754**	**21**	**8,826**	**13**	**5,225**	**19**	**6,434**

Table 7: Average rents in private apartment units ($)

Area	All units		Bachelor		One bedroom		Two bedroom		Three+ bedroom	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 - Downtown	814	844	595	644	766	801	1,037	1,048	1,190	1,226
Zone 2 -Sandy Hill / Lowertown	805	858	547	605	759	802	951	996	1,190	1,229
Zone 3 - Southwest	716	796	534	583	658	730	834	944	**	**
Zone 4 - East end	801	843	552	628	718	762	874	916	1,050	1,068
Zone 5 - Outer west end	781	834	607	657	732	779	848	911	1,018	1,041
Zones 1-5 - Former city of Ottawa	*785*	*835*	*572*	*626*	*726*	*773*	*890*	*942*	*1,096*	*1,138*
Zone 6 - Vanier	618	662	454	469	569	612	666	717	720	779
Zone 7- Gloucester, Cumberland	825	887	620	663	735	799	858	912	1,049	1,167
Zone 8 - Nepean, Kanata	903	829	755	690	822	743	948	876	1,002	948
Zones 6-8 - Suburban	*789*	*783*	*586*	*579*	*704*	*698*	*843*	*836*	*925*	*964*
Ottawa CMA	**786**	**825**	**573**	**622**	**723**	**762**	**877**	**914**	**1,056**	**1,099**

Table 8: Average rents in private row-house units ($)

Area	All units		Bachelor		One bedroom		Two bedroom		Three+ bedroom	
	2000	2001	2000	2001	2000	2001	2000	2001	2000	2001
Zone 1 - Downtown	612	744	**	**	641	746	803	793	790	**
Zone 2 -Sandy Hill / Lowertown	866	889	N/U	N/U	606	468	901	740	882	1,060
Zone 3 - Southwest	807	879	N/U	N/U	598	580	785	892	864	922
Zone 4 - East end	936	953	**	**	**	**	785	956	1,020	960
Zone 5 - Outer west end	922	996	N/U	N/U	**	N/U	888	964	940	1,014
Zones 1-5 - Former city of Ottawa	*914*	*950*	**	**	*585*	*693*	*811*	*946*	*990*	*969*
Zone 6 - Vanier	948	1,128	N/U	N/U	N/U	N/U	**	**	971	1,161
Zone 7- Gloucester, Cumberland	1,058	1,043	N/U	N/U	N/U	N/U	**	**	1,059	1,047
Zone 8 - Nepean, Kanata	1,111	1,062	N/U	N/U	N/A	N/A	1,114	937	1,110	1,097
Zones 6-8 - Suburban	*1,097*	*1,059*	*N/U*	*N/U*	*N/A*	*N/A*	*1,110*	*933*	*1,095*	*1,084*
Ottawa CMA	**1,027**	**1,016**	**	**	**585**	**693**	**951**	**940**	**1,061**	**1,046**

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